

60-0-34 ✓
56-53TRANSFER
TAX
PAIDWARRANTY DEED
(JOINT TENANCY)
007590

We, BRADLEY S. JORDAN and JUDITH C. JORDAN, husband and wife, of Waterville, Kennebec County, Maine, for valuable consideration paid, grant to DAVID S. SHEA and MERRILL A. SHEA (father of David S. Shea) of Waterville, Kennebec County, Maine, and whose mailing address is 60 Johnson Heights, Waterville, Maine 04901 with warranty covenants in joint tenancy and not as tenants in common, the land in Waterville, Kennebec County, Maine, more particularly described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Situate on the northerly side of Roosevelt Avenue and being Lot #94 and the adjoining one-half of Lot #95 as shown on a plan of Johnson Heights Extension, recorded in Kennebec Registry of Deeds, Plan Book 15, Page 50, to which plan reference is made for further description, location and dimensions of the premises hereby conveyed.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy, together with private garage for use by occupants of house, shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage, unless built as a part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises, excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Being the same premises conveyed to BRADLEY S. JORDAN and JUDITH C. JORDAN, by Warranty Deed of HENRY A. GILLESPIE and MARIAN S. GILLESPIE, which deed is recorded in Kennebec County Registry of Deeds in Book 2812 Page 216.

Dated: April 29, 1988

Robert M. Marden
(To Both)

Bradley S. Jordan
Bradley S. Jordan
Judith C. Jordan
Judith C. Jordan

STATE OF MAINE
COUNTY OF KENNEBEC

Personally appeared the above named BRADLEY S. JORDAN and JUDITH C. JORDAN, who acknowledged the foregoing instrument to be their free act and deed.

Before me, Robert M. Marden
Notary Public
(Printed Name:)

My Commission expires: Robert M. Marden
Attorney at Law/Notary Public
My Commission Expires Nov. 5, 1991

RECEIVED KENNEBEC SS.
1988 MAY -2 AM 9:00

ATTEST: Robert M. Marden
REGISTER OF DEEDS

